

GP-2-2008

West Valley City

General Plan text change to include West Valley City's Growth Principles and Objectives

Applicant:

West Valley City

Discussion: Frank Lilly presented the application. Phil Conder began by thanking staff for working so diligently on this project. He stated that is okay with how the document is but wishes to acknowledge that everyone on the Planning Commission likely has issues with some portion of it and though the document isn't perfect, it seems to have a good direction.

Jason Jones stated that something should be added into the document that encourages businesses to come to West Valley City. He indicated that the City should have a goal to encourage the retention of current businesses and added that streamlining is an important tool for the City. Commissioner Jones suggested that something should be added to the General Plan that allows businesses to relocate and streamline without jeopardizing the values of the community. Frank agreed and stated that he would add an action item to the section that pertains to that underneath the goal. Phil Conder approved that streamlining is beneficial.

Commissioner Jones expressed concern regarding the section of the General Plan that encourages multiple language service material. He indicated that it is certainly important to provide this information but he feels that a better idea would be to encourage communication via ESL/English classes. He stated that materials would need to be continually provided in many different languages if education isn't properly supported. Commissioner Jones explained that he is content with what is already in the General Plan regarding providing the materials but he feels a separate action item that encourages English education is a worthy goal for the City. Frank explained that this portion of the General Plan derived from the neighborhood task force. He explained while it is in the best interest of West Valley City to print documentation **in many languages**, there are many issues with communication between different languages. He provided the example of a code enforcement officer trying to communicate rapidly with someone who doesn't have enough time to take an English education course. Harold Woodruff **suggested the inclusion of** an action item that encourages people to support community efforts to encourage English as a secondary language. Commissioner Conder agreed but added that it's important to clarify that the General Plan doesn't indicate the City will be providing this service. Mary Jayne Davis suggested adding a couple of sentences at the bottom of important documents in Spanish, the second most often used language, that explains there are translation services available. She indicated that this will save paper, energy, and time.

Jason Jones stated that the General Plan discusses the West Valley City Family Fitness Center. He stated that he has a membership and appreciates the facility in the community

but feels that it is not the role of the government to provide competition to other gyms. He indicated that private developments should be encouraged. John Janson replied that **since** the City is geographically large, providing something similar to the fitness center to other residents in different parts of the community is a prospect. Staff felt that these facilities provide a good service to the City. Jack Matheson agreed with John and added that other communities utilize the state of the art fitness center of West Valley City. Commissioner Jones stated that he feels it's the role of private industry rather than government to provide this type of establishment. Commissioner Mills stated that the wording isn't strongly indicated either way and that she is comfortable leaving this portion of the document as is. Commissioner Jones agreed this would be fine with him.

Jason Jones commented that his last concern regards sustainability. He feels that encouraging a small footprint by decreasing waste and encouraging technology and efficient use of energy contradict one another. He indicated that he likes the idea of using technology to advance the standard of living rather than reduce the standard of living and added that there are ways to compromise in both areas. Frank replied that is addressed in the General Plan in a sense but agreed to tie in further language to illustrate the point of it.

Terri Mills stated that the General Plan document is thorough and large. She expressed concern that larger documents leave greater room for error or lead people into believing that it's set in stone. She indicated her desire that the City Council see this as an advisory document and her hope that people won't submit applications that comply with the General Plan that force the Planning Commission to approve. Commissioner Mills stated that things change and this document may not be applicable in the future. She explained that she feels bicycle trails and walking paths are lacking in the General Plan and she feels there needs to be other reasons for residents to live in West Valley City other than the high density goals. **Commissioner Matheson asked staff to consider revising the General Plan as soon as data from the 2010 Census is available.**

Brent Fuller agreed with Commissioner Mills and questioned whether the authority of the document is going to be seen as concrete. Frank stated that the General Plan does specify that it is an advisory document and added that the **State Code referenced in the Plan elaborates** this point. He indicated that the document doesn't tie the Planning Commission down and their only obligation is to consider the General Plan in their land use decisions and apply for rejection or acceptance as they see fit. Nicole Cottle explained that State law requires this document and the Planning Commission has great authority of the legislative activity that is the majority of the General plan. She reassured the Planning Commission that as a legal **counsel, she believed that** this document is strictly advisory and she can provide a lot of legal assistance to any applications that the Planning Commission object to, **although they may be consistent with** General Plan goals.

Staff Alternatives:

1. Approval of the General Plan update as submitted.

2. Approval of the General Plan update subject to revisions as determined in the public hearing.
3. Continuance, for reasons determined at the public hearing.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval subject to the changes discussed in the hearing.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous - GP-5-2008– Approved